

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
December 11, 2017

The monthly meeting of the PG Board of Directors was held Monday, December 11, 2017. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Gary Stinson, Dan Palacios, Phil Hanna, and Sandy Athanasakes. Ted Koeltz was also present as a visitor. Sandy called the meeting to order at 6:30 p.m.

Phil moved to have Ted Koeltz fill the Member at Large vacancy on the Board. Sandy seconded and all approved.

It was requested to change the verbage in last months minutes to read "into" the garage rather than "to" the garage. Gary moved the minutes of the previous meeting be approved as corrected. Debbie seconded. Approved.

Jean reported on the financial accounts for November. There were no questions regarding the November report. The October report was discussed again. Some members are still questioning the documentation of billings and would like to see a separate invoice for each units work. Sandy will work with Dan R. to get this resolved. Nancy moved the October report be accepted; Debbie seconded. Approved.

Phil reported there were no new items on the walk around this month.

OLD BUSINESS:

1. Next years projects were discussed:

A. Gutters on Building #8 — this is the only building with a new roof that does not have the larger size gutters to accommodate water run off. Also looking at possible leaf protection on these gutters.

B. Driveways on two buildings are left to be power washed.

C. Replace dead trees and missing shrubs.

The Board's main objective this coming year is to replenish the reserve account and thus the number of projects is limited.

2. An item to be looked at for the future is the repair of driveways that are deteriorating.

NEW BUSINESS:

The Annual meeting to be held Saturday, January 20, 2018, at 10:00 a.m. and the topics being presented were discussed. There was a suggestion to have the Unit owners offer any suggestions as to what they would like to see in Pinnacle Gardens as improvement for the community.

The meeting was adjourned at 7:30 p.m.